

Master Plan Implementation Committee

Minutes: Thursday, January 21, 2016

Town Hall Annex, first floor conference room

Attendees: Pete Howard, Charlie Kalauskas, Andrew Bunnell, Wendy Richter, Joe Barr, Ann LeRoyer, Mike Byrne, Ralph Willmer; also present were DPCD staff Laura Wiener, Ted Fields, and Joey Glushko.

Absent Members: Adam Chapdelaine

The meeting was called to order at 6:10 PM.

The first item of discussion was the proposed residential zoning amendment discussed at a recent Arlington Redevelopment Board (ARB) meeting. There was active participation by those in attendance which included residents, as well as local real estate and construction businesses; three members of this committee were in attendance, as well. ARB representative Andrew Bunnell summarized these issues: a residents group is looking for changes that are more restrictive than the ones that the ARB is proposing, while business interests commented on the negative effect of the proposed amendments to future residential development. The ARB would like to find a balance between all the interests. Mike Byrne commented that the proposed articles were quite complex. Committee members commented on the need for better graphics and the preparation of good explanations for the proposed changes. Pete Howard felt it was important to link zoning changes to the Master Plan; while it was observed that the Plan did not look in detail at residential neighborhoods, Ann LeRoyer pointed out that changes were asked for by residents in their comments on the Draft Master Plan.

Joe Barr asked the group to consider what would happen if the ARB delays proposing changes to the residential zoning, and the resident group offers warrant articles of their own; a "no action" recommendation will need strong explanation by the ARB. An alternative scenario would be that substitute motions are presented by the residents group.

Laura Wiener mentioned that DPCD had discussions with developers and with the residents group in the period following the Jan. 11 ARB meeting. The DPCD will work on improved graphics.

Pete Howard offered that the Fin. Comm. has not taken a position on proposed development or zoning issues.

Ted Fields presented the material in the handout chart "Comparison of Proposed Residential Zoning Amendments - Town and Residents" so that it was possible to compare what the Planning Department had developed, and the similar topics seen in the residents' group proposal. Discussion followed.

Ann LeRoyer, Wendy Richter and Joe Barr plan to attend the Jan. 25 meeting of the ARB; further discussion of the residential zoning warrant article(s) will take place. On Feb. 1 the ARB will begin discussion of "Mixed Use" zoning warrant articles. March 7 is the date for the ARB Public Hearing on proposed zoning articles. (Subsequently, the Jan. 25 ARB meeting was postponed to Jan. 28.)

The meeting adjourned at 7:30 PM.

Minutes submitted by
Joey Glushko